Davidson County DEEDWARRSP
Recvd: 01/07/15 12:13 3 pgs
Fees:18.00 Taxes:895.40
20150107-0001736

NAME AND ADDRESS OF NEW OWNER:
Deborah Lotz, Trustee
4049 Lincoln Boulevard
Marina Del Rey, California 90292

THIS INSTRUMENT PREPARED BY:
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map & Parcel 093024A10100CO

EXECUTOR'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **George H. White, Executor of the Estate of Erik M. Groom (a/k/a Eric M. Groom)**, has this day bargained and sold and does hereby transfer and convey unto **Deborah Lotz, Trustee of The Restated Revocable Trust of Deborah Lotz dated January 29, 2014**, her successors, heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 404, as shown on Exhibit "D" to the Master Deed establishing The Quarters Condominiums of record in Instrument No. 20050902-0106149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Parking Space Number 4 has been designated as a limited common element with respect to Unit 404 conveyed hereby.

Being the same property conveyed to Eric M. Groom by deed from 178 2nd Avenue North, LLC appearing of record in Instrument No. 20060117-0005747, of said Register's Office. See also Final Decree Confirming Sale appearing filed in Instrument No. 2012-1001-0089132, and Decree for Redemption filed in Instrument No. 20130523-0052069, both of record in said Register's Office. Eric M. Groom died testate on June 26, 2014. By the terms of Item One, Paragraph 1.3, of his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee Case No. 14P1155, the above property was given to the undersigned, George H. White, as Executor of his Estate with power to sell and convey said property as a part of the administration of the Estate without joinder of any beneficiary or the approval of any Court.

This conveyance is subject to Restrictive Covenants running with the land of the Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District of record in Book 9183, page 130, as amended and supplemented in Book 11625, page 28, both of record in said Register's Office; to the Master Deed and By-Laws for The Quarters Condominiums of record in Instrument No. 20050902-0106149 of said Register's Office; to an Ordinance for Redevelopment Plan Nos. 093-773 (as amended) and 099-1762, approved by the Metropolitan Council of Nashville and Davidson County (regarding the Phillips-Jackson Street Redevelopment Plan and District); to a Tennessee Conservation Easement of record in Book 7088, page 975, of said Register's Office; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 178 Second Avenue North, Unit 404, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her successor, heirs and assigns, forever.

The undersigned covenants with the said grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same, and warrants the title against all persons claiming under grantor and that it is unencumbered except by lien of the 2014 real property taxes, with the grantee to pay said taxes when due.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By acceptance of this deed, grantee acknowledges that she has inspected the property and is satisfied with its condition and she accepts the property "as is".

WITNESS MY HAND on this 7th day of January, 2015.

Ange H. White

George H. White, Executor of the Estate
of Erik M. Groom (a/k/a Eric M. Groom)

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 7th day of January, 2015, before me personally appeared George H. White, Executor of the Estate of Erik M. Groom (a/k/a Eric M. Groom), to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 7th day of January, 2015.

Mary M. Richardson

My Commission expires: 2/22/15 Notary Public

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$242,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Ange H. White

Affiant

Sworn to and subscribed before me on this 7th day of January, 2015.

Mary M. Richardson

Notary Public

My commission expires: 2/22/15

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

15006

True Copy Certification

I, George H. White, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

George H. White

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary M. Richardson

Notary's Signature

My Commission Expires: 2/22/15

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY